



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Avronil Bhattacharjee

LOCATION OF PROPOSAL: 3711 122nd Ave NE

DESCRIPTION OF PROPOSAL: Vegetation Management Plan to replace 7 dead trees and 18 heavily pruned trees within a steep slope and wetland buffer with 22 maple, cedar, and hemlock trees. Plan also includes exotic and invasive species control around replacement trees.

FILE NUMBERS: 17-130005-LO **PLANNER:** David Wong

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- ☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **11/8/2018**
- ☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.


Environmental Coordinator
Carol V. Helland

10/25/2018
Date

OTHERS TO RECEIVE THIS DOCUMENT:

- ☒ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- ☐ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ☒ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- ☒ Attorney General ecyolyef@atg.wa.gov
- ☐ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Avronil Tree Cutting

Proposal Address: 3711 122nd Ave NE

Proposal Description: Critical Areas Land Use Permit for Vegetation Management to replace trees that were pruned or removed within a steep slope and wetland buffer without permit. The project is subject to an enforcement action (17-103418-EA) issued by the City's Code Compliance Department.

File Number: 17-130005-LO

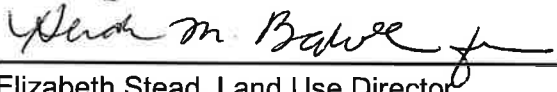
Applicant: Avronil Bhattacharjee

Decisions Included: Critical Areas Land Use Permit
(Process II. LUC 20.30P)

Planner: David Wong, Planner

**State Environmental Policy Act
Threshold Determination:** **Determination of Non-Significance**

Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision: **Approval with Conditions**

Elizabeth Stead, Land Use Director
Development Services Department

Application Date: November 29, 2017

Notice of Application Publication Date: January 18, 2018

Decision Publication Date: October 25, 2018

Project/SEPA Appeal Deadline: November 8, 2018

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

Contents

I.	Proposal Description	Pg 1
II.	Consistency with Land Use Code Requirements	Pg 1
III.	Public Notice & Comment	Pg 4
IV.	State Environmental Policy Act (SEPA)	Pg 4
V.	Decision Criteria	Pg 4
VI.	Conclusion and Decision	Pg 5
VII.	Conditions of Approval	Pg 5

Attachments

1. Vegetation Management Plan – Attached
2. SEPA Checklist, Application Forms, and Materials – In File

I. Proposal Description

The applicant is requesting a Critical Areas Land Use Permit approval to replace seven (7) trees that were removed and 18 trees that were pruned beyond allowances or using techniques not authorized by the City's Pruning Guidelines and conducted without permit within an on-site steep slope critical area and wetland buffer. An Enforcement Action (17-103418-EA) was issued after work occurred and this proposal is to remediate all unpermitted work. The proposal includes replacement with 22 Douglas-fir, big-leaf maple, and western red-cedar trees. Arborist assessments for the 7 removed trees were provided under this application and documented the condition of these trees as dead. All debris was left on-site after removal was complete.

A permit is required because any vegetation removal or significant tree alteration outside of the City's approved pruning guidelines within a geologic hazard critical area or wetland buffer requires a Vegetation Management Plan approved through a Critical Areas Land Use Permit per LUC 20.25H.055.C.3.i.vi.

II. Consistency with Land Use Code Requirements:

Vegetation Management Plan Performance Standards LUC 20.25H.055.C.3.v.i

(A) Is the Vegetation Management Plan prepared by a qualified professional?

Yes ☒ or No ☐

Describe:

Plan Preparer's Name: Simone Oliver
Company: Altmann Oliver Associates, LLC
Address: PO Box 578, Carnation, WA 98014
Phone: 425-333-4535
Email: simone@altoliver.com
Statement of Qualifications: Landscape Architect

(B) Does the Vegetation Management Plan include the following?

(1) A description of existing site conditions, including existing critical area functions and values;

Yes ☒ or No ☐

Describe: The project site is located at 3711 122nd Ave NE in Bellevue, WA (parcel #6789700050). A single-family residence currently occupies the eastern half of the site. The western half of the site contains a steep slope, wetland, steep slope buffer, and wetland buffer, and is protected by the City's Critical Areas Ordinance. The slope and wetland buffer contain a large number of Douglas-fir (*Pseudotsuga menziesii*) and big-leaf maple (*Acer macrophyllum*) trees, as well as native understory plants such as tall Oregon grape (*Mahonia aquifolium*), deer fern (*Blechnum spicant*), and sword fern (*Polystichum munitum*). Non-native, invasive blackberry (*Rubus armeniacus*) is also prevalent on-site within the slope and wetland buffer. The on-site vegetation provides slope stability to the steep slope

critical area; water quality improvement for the wetland buffer on-site wetland to the west of the site; and foraging and habitat for a variety of local species.

(2) A site history;

Yes ☒ or No ☐

Describe: The total lot size is 1.08 acres and is zoned R-1 (single family residential). The single-family residence was constructed in 2014 and vegetation removal occurred in the spring of 2017.

(3) A discussion of the plan objectives;

Yes ☒ or No ☐

Describe: The general objective of the plan is to restore the functions of the steep slope and associated buffers. The management plan also includes the following specific goals and objectives:

Goals	Objectives
Replace critical area functions lost due to tree removal and alteration	Limit invasive and exotic species in the areas replacement tree plantings. Ensure plant survival throughout the monitoring period.

(4) A description of all sensitive features;

Yes ☒ or No ☐

Describe: The site contains steep slope, wetland, steep slope buffer, and wetland buffer.

(5) Identification of soils, existing vegetation, and habitat associated with species of local importance present on the site;

Yes ☒ or No ☐

Describe: Soils within and adjacent to the management area are mapped as Alderwood gravelly sandy loam (AgD). In addition to the trees that have been topped, the slope and wetland buffer is dominated by native understory plants such as tall Oregon grape (*Mahonia aquifolium*), deer fern (*Blechnum spicant*), and sword fern (*Polystichum munitum*). Non-native, invasive blackberry (*Rubus armeniacus*) is also prevalent with the steep slope and wetland buffer.

(6) Allowed work windows;

Yes ☒ or No ☐

Describe: The owner plans to conduct all work between December 1 and March 15 to ensure establishment of the replacement trees. **See Section VII for conditions of approval.**

(7) A clear delineation of the area within which clearing and other vegetation management practices are allowed under the plan; and

Yes ☒ or No ☐

Describe: See Attachment 1.

(8) Short- and long-term management prescriptions, including characterization of trees and vegetation to be removed, and restoration and revegetation plans with native species, including native species with a lower growth habit. Such restoration and revegetation plans shall demonstrate that the proposed Vegetation Management Plan will not significantly diminish the functions and values of the critical area or alter the forest and habitat characteristics of the site over time.

Yes ☒ or No ☐

Describe: See Attachment 1 for the proposed planting and monitoring plan. These replacement trees will provide erosion control function to stabilize the steep slope and buffers, aid in water quality to the wetland, and will also be beneficial for restoring wildlife habitat functions. See Section VII for conditions of approval.

(C) Would any proposed tree removal result in a significant impact to habitat associated with species of local importance?

Yes ☐ or No ☒

Describe: The proposal is to replace (7) trees which were previously dead and removed; and replace 18 trees that were pruned beyond the limits or utilizing techniques not approved by the City of Bellevue. There are a high number of existing trees on-site within the steep slope and wetland buffer that did not receive work and continue to provide habitat function.

If yes, can the impacted function be replaced elsewhere within the management area subject to the plan?

Yes ☐ or No ☒

In no event may a tree or vegetation which is an active nest site for a species of local importance be removed pursuant to this subsection.

(D) Is the area under application subject to any applicable neighborhood restrictive covenants that address view preservation or vegetation management? The existence of and provisions of neighborhood restrictive covenants shall not be entitled to any more or less weight than other reports and materials in the record.

Yes ☐ or No ☒

III. Public Notice and Comment

Application Date:

November 29, 2017

Public Notice (500 feet):

January 18, 2018

Minimum Comment Period:

February 1, 2018

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on February 12, 2015. It was mailed to property owners within 500 feet of the project site. No comments have been received from the public as of the writing of this staff report.

IV. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The attached Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

V. Critical Areas Land Use Permit Decision Criteria LUC 20.30P.140

The Director may approve or approve with modifications an application for a Critical Areas Land Use Permit if:

A. The proposal obtains all other permits required by the Land Use Code; and

Yes ☒ or No ☐

Describe: The proposal is required to obtain a clearing and grading in critical areas (GJ) permit prior to commencing work under this proposal.

B. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer; and

Yes ☒ or No ☐

Describe: The best available design and development technique resulting in the least impact to the critical area is to replace dead, native tree removal and excessive or improper tree pruning that occurred onsite with new native trees of the same species or comparable to the species that were removed.

C. The proposal incorporates the performance standards of Part 20.25H LUC to the maximum extent applicable; and

Yes ☒ or No ☐

Describe: As discussed in Section II, the proposal has demonstrated compliance with the performance standards for vegetation management within a critical area.

D. The proposal will be served by adequate public facilities including streets, fire protection, and utilities; and

Yes ☒ or No ☐

Describe: The site is currently served by adequate public facilities. The proposal will not increase the need for public facilities on the site.

- E. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC 20.25H.210; except that a proposal to modify or remove vegetation pursuant to an approved Vegetation Management Plan under LUC 20.25H.055.C.3.i shall not require a mitigation or restoration plan; and**

Yes ☒ or No ☐

Describe: The proposal includes a plan to mitigate the impacts of tree removal, excessive pruning, and pruning utilizing improper techniques. See Section VII for conditions of approval related to monitoring and reporting associated with the restoration plan.

- F. The proposal complies with other applicable requirements of this code.**

Yes ☒ or No ☐

Describe: Demonstration of compliance with the other applicable requirements of the Bellevue City Code will be completed under the review of the required Clearing & Grading permit

VI. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **Approve with Conditions** the vegetation management plan within the steep slope critical area and wetland buffer at 3711 122nd Ave NE.

Note- Expiration of Approval: In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a Clearing and Grading Permit or other necessary development permits within one year of the effective date of the approval.

VII. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Tom McFarlane, 425-452-5207
Land Use Code- BCC 20.25H	David Wong, 425-452-4282

Noise Control- BCC 9.18	David Wong, 425-452-4282
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The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

1. Clearing & Grading Permit Required: Approval of this Critical Areas Land Use Permit does not constitute an approval of a development permit. A Clearing & Grading permit must be approved, and plans submitted as part of this permit application shall be consistent with the activity permitted under this approval.

Authority: Land Use Code 20.25H.220

Reviewer: David Wong, Land Use

2. Installation and Timing: All replacement trees shall be installed between December 1 and March 15, per plan recommendation, to ensure successful establishment. Installation shall incorporate all specifications found in Section 2.1 of the vegetation management plan.

Authority: Land Use Code 20.25H.220

Reviewer: David Wong, Land Use

3. Clearing Grading Submittal Documents: In addition to the documents required for a Clearing & Grading in Critical Areas permit, a copy of the final vegetation management plan, monitoring plan, and detailed planting plan must be submitted at time of application.

Authority: Land Use Code 20.30P.140

Reviewer: David Wong, Land Use

4. Cost Estimate: A cost estimate containing details of the cost of the plant materials, labor, and temporary irrigation (or irrigation plan) will need to be submitted at the time of Clearing & Grading Permit application.

Authority: Land Use Code 20.25H.220

Reviewer: David Wong, Land Use

5. Assurance Device: Financial surety equal to 100% of the cost of plant materials and labor or 20% of a 5-year maintenance & monitoring contract shall be provided prior to Clearing & Grading Permit approval. Assurance device may be provided through an assignment of savings, bond, or copy of maintenance & monitoring contract receipt showing payment.

Authority: Land Use Code 20.25H.220

Reviewer: David Wong, Land Use

6. Monitoring and Reporting Required: To ensure establishment occurs and long-term viability is assured, a yearly monitoring report demonstrating compliance with performance standards in the plan shall be submitted to the Development Services Department for a period of five (5) years and meet the following performance standards as outlined in the approved Vegetation Management Plan:

- 100% survival of all replacement trees for each of the five years
- Less than 10% exotic and invasive species coverage within 5 feet of each replacement tree

The reports shall include clear photographic evidence of all trees, their surrounding conditions, and a site plan, and be submitted annually prior to the conclusion of the growing season, or by October 31st. All reporting can be sent to David Wong at dwong@bellevuewa.gov or the address below:

Environmental Planning Manager
Development Services Department
City of Bellevue
PO Box 90012
Bellevue, WA 98009-9012

Authority: Land Use Code 20.25H.220.H

Reviewer: David Wong, Land Use

7. Rainy Season restrictions: Due to the proximity to steep slope and wetland critical areas, no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A,

Reviewer: Tom McFarlane, Clearing and Grading

8. Pesticides, Insecticides, and Fertilizers: The applicant must submit as part of the required Clearing and Grading Permit information regarding the use of pesticides, insecticides, and fertilizers in accordance with the City of Bellevue's "Environmental Best Management Practices".

Authority: Land Use Code 20.25H.220.H

Reviewer: David Wong, Land Use

Altmann Oliver Associates, LLC

PO Box 578

Carnation, WA 98014

Office (425) 333-4535

Fax (425) 333-4509

AOA

Environmental
Planning &
Landscape
Architecture



July 26, 2017
(Revised August 14, 2018)

AOA-5461

David Wong, Associate Land Use
Planner City of Bellevue
Sent via email: dwong@bellevuewa.gov

**SUBJECT: Bhattacharjee – 3711 122nd Ave NE – Parcel 678970050
Vegetation Management Plan & Maintenance & Monitoring Plan**

Dear David:

This report is required as part of the wetland and steep slope buffer restoration at the above-referenced property. In Spring 2017, 7 trees were cut, and 18 trees were topped within the forested buffer. The City of Bellevue issued a violation for cutting and restoration was required per LUC 20.25H.095. This report fulfills requirements of the vegetation management plan for the project. Please refer to the attached Sheet 1 of 1 *Tree Replacement Plan* (Attachment 1) that was collaboratively prepared by me and the property owner over the base survey prepared by D.R. Strong. This plan depicts the locations of the 15 replacement trees required as restoration for the 7 cut trees deemed dead by the project arborist, Cody Herron per his 3/12/17 report (Attachment 2) along with 7 additional replacements for topped trees. Information related to installation specifications and maintenance and monitoring requirements is found in this report below.

1.0 EXISTING CONDITIONS

It is our understanding that the property owner did not realize that the trees within the forested buffer could not be felled or topped. He had directed a tree trimmer to cut some trees and top others for opening up the view. More cutting was completed than originally planned and a violation from the City of Bellevue was issued. A total of 14 trees were limbed, 18 trees were topped (onsite) and 6 were felled in entirety with only stumps remaining. Per the arborist report, all the limbed trees and all but 1 of the topped trees appear to be healthy. So, restoration is required for the 6 felled trees (2:1 ratio) and one severely topped tree (3:1 ratio) for a total of 15 replacement trees. In addition, per your email dated 2/27/18 you requested mitigation for the 17 healthy topped trees in the event that they fail in the future. The plan was updated to include additional tree planting of 3 cedars and 4 big-leaf maples as mitigation in the event that some of these trees fail to thrive.

The felled trees were located within the existing forested wetland, steep slope and buffer located along the southwest side of the property. The trees provided habitat for a variety of song birds

but were not known to provide any raptor nests or serve as the primary habitat for any species of local importance. All the remaining portion of the trees will remain as large woody material.

The existing critical area and buffer area is forested consisting of red alder, Pacific willow, big-leaf maple, Douglas fir, western red cedar, western hemlock, madrone, black cottonwood with vine maple, salmonberry, red-osier dogwood, red elderberry, sword and lady fern, oceanspray, snowberry, Himalayan blackberry, English ivy and Pacific blackberry understory. A dry swale is located along the north side with a relatively open understory. This is where the proposed tree replacements will be located to not impede views in the future. The additional 7 replacement trees for the topped trees will be planted further down the slope in the northwestern part of the site.

Here are some photos of the cleared buffer taken on 5/30/17.



View looking SW over the steep slope and wetland buffer



View looking west over the steep slope and wetland buffer



View looking NW over the steep slope and wetland buffer into the tree replacement area.



Photo of topped trees one year after topping taken in April 2018.

2.0 BUFFER RESTORATION PLAN

As part of the enhancement, ivy should be cut at the base of all trees within the critical area and maintained from climbing up the trees in perpetuity. Additionally, we recommend that non-native blackberry be hand removed to ensure its eradication over time. We believe there is sufficient understory of native shrubs within the blackberry areas to not warrant additional understory planting in excess of the 22 proposed tree replacements. All fallen limbs and trees should remain, and the native vegetation should be allowed to re-establish among the fallen debris.

Since the replanting area is outside of the tree felling area, the understory is relatively open and easy for planting. The following specifications should be implemented during installation of the replacement trees.

2.1 Planting Specifications

1. All plants shall be installed between December 1 and March 15.
2. Trees shall be 2-gallon containers, 24" height min., full and bushy.
3. All plants shall be pit-planted in planting pits excavated 2x the diameter of the plant. Plants shall be installed 3" high and surface mulched to a depth of 3" with wood chips placed within a 24" diameter around each new planting.
4. All plants shall be nursery grown (western WA or western OR) for at least one year

from purchase date, free from disease or pests, well-rooted but not root-bound and true to species.

5. AOA shall flag plant locations.
6. Existing vegetation shall be removed within a 3' diameter around each plant prior to planting.
7. Plantings shall be hand watered to provide full saturation of the root zone from June 15-Sept 15 once to twice weekly for two years after installation.
8. AOA shall review the project for final acceptance of plan implementation.
9. AOA shall provide the City of Bellevue with written confirmation that installation complies with the approved plan.
10. The date the City of Bellevue receives AOA written confirmation of installation or reviews the site for plan compliance and accepts it, constitutes beginning of the 5-year maintenance and monitoring period.

4.0 LONG-TERM MONITORING PLAN

The monitoring and maintenance program will be conducted for a period of five years, with annual reports submitted to the City of Bellevue.

Trees will be counted each year to determine survival rates. Invasive cover will be visually assessed. Photo-points will be established from which photographs will be taken throughout the monitoring period. These photographs will document general appearance and progress in plant community establishment in the enhancement area. Review of the photos over time will provide a visual representation of success of the restoration plan.

4.1 Goal, Objectives and Performance Standards for Monitoring

The primary goal of the restoration plan is to replace critical area functions lost due to tree felling. To meet this goal, the following objectives and performance standards have been incorporated into the design of the plan:

Objective A

Limit the amount of invasive and exotic species around each new tree planting.

Performance Standard for Objective A

After construction and following every monitoring event for a period of at least five years, exotic and invasive plant species will be maintained at levels below 10% total cover within a 5' diameter around each plant. These species include, but are not limited to, Scot's broom, Himalayan and evergreen blackberry, reed canarygrass, morning glory, Japanese knotweed, English ivy, thistle, and creeping nightshade.

Objective B

Ensure plant survival throughout the monitoring period.

Performance Standard for Objective B

After construction and following every monitoring event for a period of at least five years, plant survival will be 100% throughout the restoration area of the 22 replacement tree plantings.

5.0 LONG-TERM MAINTENANCE PLAN

Maintenance will be conducted on a routine, year-round basis in March, May, July and October at minimum. Additional maintenance needs will be identified and addressed following the annual monitoring review. Contingency measures and remedial action on the site shall be implemented on an as-needed basis at the direction of the biologist or the owner.

5.1 Weed Control

Routine removal and control of non-native and other invasive plants (e.g., Scot's broom, reed canarygrass, Himalayan and evergreen blackberry, Japanese knotweed, English ivy, morning glory, thistle and creeping nightshade) shall be performed by manual means within a 5' diameter around each plant.

5.2 Watering

The owner shall ensure that all plants are watered from June 15 through September 15 once to twice a week ensuring full saturation of the root zone for the first two years after planting and as needed after that.

5.3 Maintenance of Trees

Routine maintenance of planted trees shall be performed. Measures include resetting plants to proper grades and upright positions. Tall grasses shall be weeded at the base of plants to prevent engulfment. Weed control should be performed by hand removal.

5.4 Contingency Plan

All dead plants will be replaced with the same species or an approved substitute species that meets the goal of the restoration plan. Plant material shall meet the same specifications as originally-installed material. Replanting will not occur until after reason for failure has been identified (e.g., moisture regime, poor plant stock, disease, shade/sun conditions, wildlife damage, etc.). Replanting shall be completed under the direction of the biologist, City of Bellevue, or the owner.

We look forward to ensuring long-term success of this project. If you have any questions, please contact me at (425) 333-4535 or email me at simone@altoliver.com.

Sincerely,

ALTMANN OLIVER ASSOCIATES, LLC

A handwritten signature in black ink, appearing to read 'Simone', with a large, stylized circular flourish extending from the end of the name.

Simone Oliver, Principal
Landscape Architect

Attachments:

1. Sheet 1 of 1 – Tree Replacement Plan
 2. Arborist letter dated 3/12/17
- cc: Avronil Bhattacharjee via email

LEGAL DESCRIPTION:

LOT 10, PIKES PEAK 2ND ADDITION, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 54 OF PLATS, PAGE 41, IN KING COUNTY,
WASHINGTON.

SURVEYOR'S NOTES

1. THE LEGAL DESCRIPTION SHOWN HEREON IS TAKEN FROM STATUTORY
WARRANTY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER
20121230018972. D.R. STRONG CONSULTING ENGINEERS INC. HAS
CONDUCTED NO INDEPENDENT TITLE SEARCH AND QUALIFIES THE
ACCURACY OF THIS MAP TO THAT EXTENT.

2. THIS SURVEY DOES NOT PURPORT TO SHOW ANY MATTERS THAT
WOULD BE DISCLOSED BY A COMPLETE TITLE SEARCH.

3. THIS SURVEY IS A REPRODUCTION OF THAT TOPOGRAPHIC SURVEY
BY D.R. STRONG, PROJECT NUMBER 13112, DATED 12/22/13 AND
STAMPED 12/23/13, WITH THE EXCEPTION OF THE TREES AND THE
HOUSE SHOWN HEREON WHICH WERE LOCATED IN FEBRUARY, 2017.
CONTOURS IN THE VICINITY OF THE HOUSE MAY NOT BE ACCURATE AS
THEY PRE-DATE CONSTRUCTION. ALL OTHER VISIBLE PHYSICAL
IMPROVEMENT CONDITIONS ARE SHOWN AS THEY EXISTED ON JULY 3,
2007 AND FIELD VERIFIED IN OCTOBER, 2013. ALL SURVEY CONTROL
INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN
OCTOBER, 2005.

4. ALL DISTANCES ARE IN FEET.

5. THIS IS A FIELD TRAVERSE SURVEY. A LEICA FIVE SECOND AND A
TRIMBLE THREE SECOND COMBINED ELECTRONIC TOTAL STATIONS WERE
USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS
BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE
RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC
332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE
MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S
SPECIFICATIONS.

6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE.
ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE
AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY
LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND
CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE
UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN.
SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN
TAKEN FROM PUBLIC RECORDS. D.R. STRONG CONSULTING ENGINEERS
INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

7. THE WETLAND BUFFER DIMENSION OF 20 FEET AND THE STEEP
SLOPE STRUCTURAL SETBACK DIMENSION OF 50 FEET WERE TAKEN
FROM THAT SITE IMPROVEMENT PLAN PREPARED BY JOHN F. BUCHAN
HOMES, UNDER PERMIT #13-124251-B5, AND STAMPED AS APPROVED
BY LAURIE TYLER OF THE CITY OF BELLEVUE DEVELOPMENT SERVICES
DEPARTMENT ON 1/2/14. THE APPROPRIATE LINE WORK WAS
REPRODUCED ON THIS SURVEY MAP.

AREA CALCULATIONS

TOTAL SITE AREA = 46,827± SQUARE FEET (1.0750± ACRES).

AREA OF 40% AND GREATER SLOPES = 7,019± SQUARE FEET (0.1611±
ACRES).

WETLAND AREA = 7,385± SQUARE FEET (0.1695± ACRES).

AREA WITHIN BOTH WETLANDS AND STEEP SLOPES = 27± SQUARE
FEET (0.0006± ACRES).

TOTAL CRITICAL AREA = 14,377± SQUARE FEET (0.3301± ACRES).

LEGEND:

- ⊕ FOUND MONUMENT, AS NOTED
○ CORNER MONUMENT, AS NOTED
△ SITE BENCH MARK
Ⓟ POWER MANHOLE
Ⓜ ELECTRIC METER
Ⓜ GAS METER
— ROAD SIGNAGE
● POWER POLE
Ⓜ POWER VAULT, SIZE VARIES
Ⓜ JUNCTION BOX, SIZE VARIES
☆ YARD LIGHT
Ⓜ WATER METER
Ⓜ FIRE HYDRANT
Ⓜ WATER VALVE
Ⓜ CATCH BASIN
Ⓜ STORM DRAIN MANHOLE
Ⓜ SANITARY SEWER MANHOLE
Ⓜ TELEPHONE MANHOLE
Ⓜ GAS VALVE
Ⓜ ROCKERY
SP-1 ▲ SOIL LOG TEST PIT
12" ○ DECIDUOUS TREE
12" ☆ EVERGREEN TREE
△ TOPPED TREE
○ LIMBED TREE
□ TREE STUMP
D* UNKNOWN DECIDUOUS TREE SPECIES
E* UNKNOWN EVERGREEN TREE SPECIES
— OP — OVERHEAD POWER

NOTE:

THE PURPOSE OF THIS SURVEY IS TO DEPICT SIGNIFICANT TREES AND
TREES THAT WERE TOPPED, LIMBED AND CUT DOWN. FIELD WORK WAS
PERFORMED ON 2/03/2017 AND 2/09/2017. DR STRONG DOES NOT
WARRANTY TREE SPECIES. TREE SPECIES MUST BE CONFIRMED BY AN
ARBORIST

TOPOGRAPHIC/TREE SURVEY

LOT 10, PLAT OF PIKES PEAK 2ND ADDITION,
IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER,
SECTION 21, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON

CANOPY REPLACEMENT

Topped Trees	Canopy Enhancement
8 Maple	4 MAPLE
6 Cedar/Hemlock	3 CEDAR

MAPLE CEDAR

REPLACEMENT TREE PLAN

TREE #	SPECIES / QUANTITY
3214	2 CEDAR THUJA PLICATA
3219	2 CEDAR THUJA PLICATA
3221	2 D-FIR PSEUDOTSUGA MENZIESII
3227	2 CEDAR THUJA PLICATA
3228	2 HEMLOCK OR MAPLE
3235	2 FIR PSEUDOTSUGA MENZIESII
3266	3 MAPLE ACER MACROPHYLLUM

TOTAL 6 CEDAR 4 D-FIR 5 MAPLE

FOUND MONUMENT IN CASE,
BRASS PLUG WITH PUNCH SET
IN CONC., 1.35' BELOW SURFACE

TREE TABLES

TOPPED	ARBORIST REVIEWED OK	LIMBED	ARBORIST REVIEWED OK
TREE #	DIA. AND SPECIES	TREE #	DIA. AND SPECIES
3220	8" CEDAR	3209	44" CEDAR
3230	24" FIR	3210	14" HEMLOCK
3232	22" CEDAR	3211	24" CEDAR
3233	14" 6" 6" UNKNOWN	3212	18" CEDAR
3236	26" MAPLE	3213	26" CEDAR
3239	8" CEDAR	3215	24" CEDAR
3242	10" CEDAR	3226	26" CEDAR
3243	24" CEDAR	3229	34" FIR
3266	36" UNKNOWN MAPLE	3231	20" MAPLE
3268	14" 16" MAPLE	3238	38" UNKNOWN
3269	36" CEDAR HEMLOCK	3244	50" FIR
3270	8" 10" (2) 14" 18" MAPLE	3317	42" HEMLOCK
3271	10" FIR	3324	22" HEMLOCK
3272	30" MAPLE	3337	24" FIR
3273	30" MAPLE		
3274	30" MAPLE		
3275	28" MAPLE		
3276	28" MAPLE		
3319	28" FIR		
3320	42" CEDAR		
3321	28" CEDAR		
3322	32" CEDAR		
3323	20" CEDAR		
3325	28" MAPLE		
3326	21 1/4" 20" MAPLE		
3327	3" 10" 6" MAPLE		
3328	4" 10" 4" 11 1/4" MAPLE		
3329	2" 8" 1" MAPLE		
3330	2" 10" MAPLE		
3331	42" CEDAR		
3332	42" CEDAR		
3333	34" HEMLOCK		
3334	16" MAPLE		
3335	6" 8" MAPLE		
3333	6" (2) 8" MAPLE		

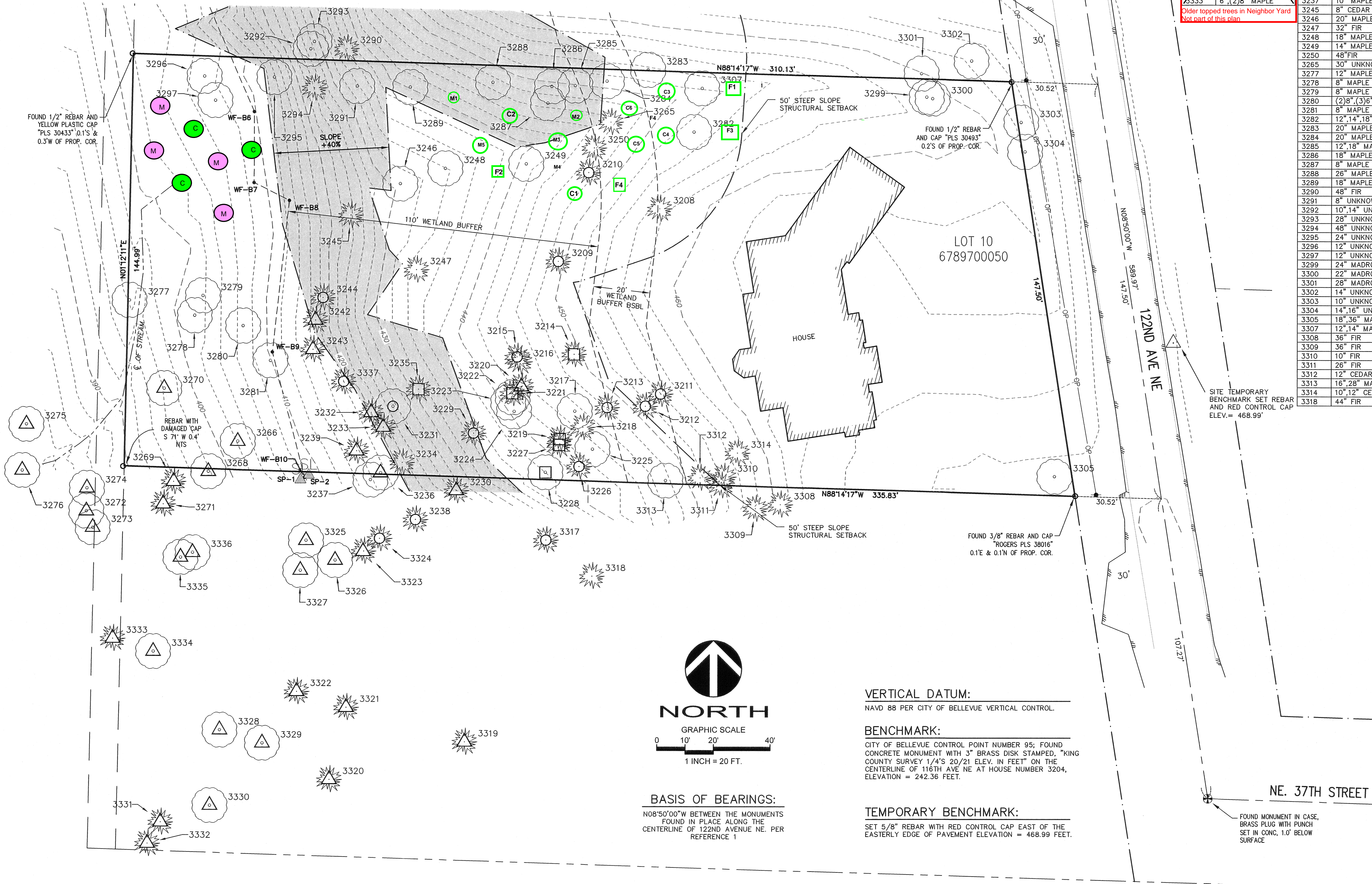
Order topped trees in Neighbor Yard
Not part of this plan

STUMPS

TREE #	DIA. AND SPECIES
3214	14" CEDAR
3219	14" CEDAR
3221	10" FIR
3227	12" CEDAR
3228	10" MAPLE HEMLOCK
3235	10" FIR

UNDAMAGED LEAVE AS IS

TREE #	DIA. AND SPECIES
3208	48" FIR
3216	16" 24" UNKNOWN
3218	24" UNKNOWN
3222	18" MADRONA
3223	14" MADRONA
3224	24" MADRONA
3225	24" MAPLE
3234	48" FIR
3237	10" MAPLE
3246	20" MAPLE
3248	18" MAPLE
3249	14" MAPLE
3250	48" FIR
3265	30" UNKNOWN
3272	12" MAPLE
3278	8" MAPLE
3279	8" MAPLE
3280	(2) 8" (3) 6" UNKNOWN
3281	8" MAPLE
3282	12" 14" 18" MAPLE
3283	20" MAPLE
3284	20" MAPLE
3285	12" 18" MAPLE
3286	18" MAPLE
3287	8" MAPLE
3288	26" MAPLE
3289	18" MAPLE
3290	48" FIR
3291	8" UNKNOWN
3292	10" 14" UNKNOWN
3293	28" UNKNOWN
3294	48" UNKNOWN
3295	24" UNKNOWN
3296	12" UNKNOWN
3297	12" UNKNOWN
3299	24" MADRONA
3300	22" MADRONA
3301	28" MADRONA
3302	14" UNKNOWN
3303	10" UNKNOWN
3304	14" 16" UNKNOWN
3305	18" 36" MADRONA
3307	12" 14" MAPLE
3308	36" FIR
3309	36" FIR
3310	10" FIR
3311	26" FIR
3312	12" CEDAR
3313	16" 28" MAPLE
3314	10" 12" CEDAR
3318	44" FIR



VERTICAL DATUM:

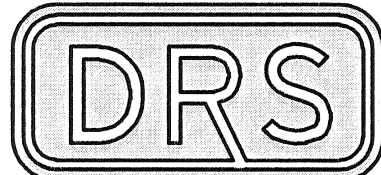
NAVD 88 PER CITY OF BELLEVUE VERTICAL CONTROL.

BENCHMARK:

CITY OF BELLEVUE CONTROL POINT NUMBER 95; FOUND
CONCRETE MONUMENT WITH 3" BRASS DISK STAMPED, "KING
COUNTY SURVEY 1/4'S 20/21 ELEV. IN FEET" ON THE
CENTERLINE OF 116TH AVE NE AT HOUSE NUMBER 3204,
ELEVATION = 242.36 FEET.

TEMPORARY BENCHMARK:

SET 5/8" REBAR WITH RED CONTROL CAP EAST OF THE
EASTERLY EDGE OF PAVEMENT ELEVATION = 468.99 FEET.



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AVRONIL
BHATTACHARJEE

3711 122ND AVENUE NE,
BELLEVUE, WA 98005
KING CO. PARCEL NO. 6789700050

TREE
REPLACEMENT
PLAN
7-25-17



APR

REVISION

DATE

PROJECT SURVEYOR: SJS/DJC

DRAFTED BY: SJS/CCF

FIELD BOOK: 317-B

DATE: 03/10/17

PROJECT NO.: 17016

DRAWING: TREE_17016.DWG

SHEET: 1 OF 1

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Cody Herron 425-293-2443
mountainredd@comcast.net
PN-6967A



MARCH 12, 2017

To Whom It May Concern

In regards to the property at 3711 122nd Ave NE, Bellevue, WA 98005, property owner Avronil Bhattacharjee, I have completed a thorough inspection of said property, and have reviewed the homeowner's mitigation proposal as outlined on the attached tree survey completed by D.R. Strong, Consulting Engineers. I concur with the proposed mitigation plan and chosen site area along with recommendation as follows for 2 trees that may need to be removed :

- 1) The first tree (Tree 3228) is a hemlock (*tsuga*) at about approximately 20 feet in height. This tree is void of all foliage and has a cavity in the base of the trunk and will not recover from these injuries. I recommend that this tree can be removed or left as a habitat stub and be mitigated for at the 2:1 ratio with native species in the proposed mitigation site.
- 2) The second tree (Tree 3266) is a big leaf maple (*acer*) approximately 15 feet tall. This tree has been severely topped and bares no scaffolding limbs. It is possible for this species to recover, but will have severe future effects. I recommend either cutting down or leaving this tree as is for it bears no real threats to any targets, however this tree should be mitigated at a 3:1 ratio in proposed mitigation site.

Tree locations are correlated on the attached detail of the tree/topographic survey mentioned above.

Upon further inspection of the site, all other topped and trimmed trees on the property will survive the crown reduction and windsailing treatments received, and I do not recommend any further vegetation management to them. This includes all the topped evergreen trees shown in the tree map.

Should you have any further questions or need clarification, please feel free to contact me.

Warm regards,

Cody Herron

ISA CERTIFIED ARBORIST
ISA CERTIFIED TREE RISK ASSESSOR
ISA# PN-6967A